

Meridian Mixed-Use

Project Facts

Proposed Location

The Meridian residential community would be located at the corner of W. San Carlos and Meridian. The site is currently occupied by Myers appliance, a used car lot, a vacant dirt lot, and a small number of residential units.

Project Description

Meridian is a 3.4 acre development consisting of 173 condominiums and 24 town homes. Included in this mixed-use complex is approximately 15,000 square feet of neighborhood-serving retail; the project hopes to attract a sit-down family-style restaurant and other smaller shops. In addition, the proposal includes a 17,000 square foot park, with several fountains, a lawn area, a children's play area, a seating plaza and a vine covered arbor.

Another key element of the project is the massive refurbishment of Page St.; currently an unimproved narrow street. Republic Urban Properties will widen Page St. by 11 feet, adding a 10-foot wide sidewalk and additional on-street parking spaces. This will allow for a safer, more comfortable flow of two-way traffic along the road.

Traffic and Parking

The Meridian will include a parking garage with 390 stalls, exceeding what the city requires. Of these, 279 will be allotted for residents, 35 for guests, and 76 for retail customers. The town homes will have 48 parking places, each within their own two-car garage. There will be no tandem parking anywhere on the Meridian site.

A traffic analysis conducted for the project shows that the Meridian will not negatively impact signalized intersections in the area based on City of San Jose level of service standards.

Community Engagement

Republic is committed to gathering community input and responding to concerns and/or questions that area neighbors might have throughout the planning stages of this project. In response to concerns, Republic Urban Properties has reduced the height of the homes on Page Street from four stories to three. We will continue to meet with various neighborhood groups and city officials throughout the planning process to ensure that this development will be a good fit within the community.

Smart Growth, Neighborhood Renewal

San Jose has a Strong Neighborhood Initiative (SNI) that encourages specific types of development in different areas based on a list of priorities. Two of the central priorities in the Burbank/del Monte SNI include the promotion of retail locations and park space. Meridian includes both of these by incorporating 15,000 square feet of retail and 17,000 square feet of park space. Additionally, Meridian is a smart growth infill development. It is walking distance to Safeway, Starbucks, Longs Drugs, Quiznos, and more. With the area's existing retail and the retail created by the Meridian project, the residents of the new development and its nearby neighbors will not have as great a need to use their cars. It is our goal to create a pedestrian friendly development.



About Republic Urban Properties

Republic Urban Properties LLC is part of a family of affiliated companies, representing a privately-owned, fully integrated, full-service real estate investment, development and management organization. Headquartered in the Washington, DC area since its inception in 1985, Republic specializes in public/private and institutional/private development projects. The principals of the organization each have over 25 years of experience in developing the highest quality of real estate. Republic has created several of the most memorable landmark destinations found in and around the Nation's Capital in close coordination with an array of public and private entities. Republic currently has three active mixed-use projects underway in the Bay Area, with local offices in San Francisco and San Jose.

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